

## **ACTION AGENDA**

### **DESIGN REVIEW COMMITTEE Chula Vista, California**

**December 5, 2005  
4:30 p.m.**

**Council Chambers  
Public Services Building  
276 Fourth Avenue, Chula Vista**

**ROLL CALL:** Alberdi, Bringas, Calvo

**ABSENT:** Magallon, Mestler

**APPROVAL OF MINUTES:** November 7, 2005 and November 21, 2005

**MSC (Alberdi/Bringas) (3-0-0-2) Approve the minutes of November 7, 2005.**

**MSC (Bringas/Calvo) (3-0-0-2) Approve the minutes of November 21, 2005.**

#### **PUBLIC HEARING:**

1. DRC-05-20

Peter Quinn  
Voit Development  
3513 – 3517 Main Street  
Chula Vista, CA  
Revised design of six two-story office/light-industrial buildings, along with truck loading docks, parking and landscaping, on a ten-acre parcel on the south side of Main Street.

Project Manager: Ann Pease, Associate Planner

**Action: (Alberdi/Bringas) (3-0-0-2) Approved with following modifications:**

- 1. Condition 1: The applicant shall add the eyebrow architectural feature to the entry facades of Buildings 2 – 6.**
- 2. Condition 3: The landscaped strip along the east property line and adjacent to Building 2 shall be widened to properly support trees. The city's Landscape Planner shall determine the appropriate width.**
- 3. Condition 6: Any rooftop mechanical equipment installed must be below line of sight from Main Street as reviewed and approved by staff.**
- 4. New Condition I. H.: Prior to the issuance of building permits all fees associated with processing the application shall be paid.**

**PRELIMINARY REVIEW:**

2. DRC-05-56

Villas Del Mar  
160 N. Del Mar Ave.  
Chula Vista, CA

Request for preliminary design review of 12 single-family detached homes.

Project Manager: Jeff Steichen, Associate Planner

**Action: None taken. The DRC accepted the concept for site layout, but felt the elevations were too schematic and did not represent the graphics that were presented. The committee recommended that the elevations be revised to show more specific detail.**

3. DRC-06-31

Otay Ranch Village 7, Neighborhood R-2B  
Montecito and Sunrise Communities

Request for preliminary design review for 85 single-family detached alley oriented homes.

Project Manager: Scott Donaghe, Senior Planner

**Action: None taken. The DRC believed that a 91% FAR was too excessive and thought that a 75% maximum FAR was more in keeping with the surrounding neighborhood. They recommended that the units on the end lots facing a public street receive extra architectural treatment.**

4. PSP-06-02

Planned Sign Program for Payless Auto Sales  
1865 Auto Park Place  
Chula Vista, CA 91911

Preliminary review of planned sign program.

Project Manager: Miguel Tapia, Sr. Community Development Specialist

**Action: None taken. The DRC thought the planned sign program was satisfactory. They recommended that the design of the freestanding sign be more compatible with the architecture of the main building.**

**ADJOURNMENT:**

At 6:15 p.m. to a regular meeting on Monday, December 19, 2005 at 4:30 p.m. in Council Chambers.